

## Notice of Availability of Environmental Impact Report

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**Notice is Hereby Given:** The City of Woodlake (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) (SCH#2022040640) in accordance with the California Environmental Quality Act (CEQA) for the proposed project identified below. The EIR is available for review and public comment on this document is invited for a 45-day period from May 10, 2023 to June 26, 2023

**Project Title:** Woodlake Holdings Industrial Project

**Project Location:** The proposed Project is located on approximately 113-acres along the western edge of the City of Woodlake in Tulare County and is located on the east side of Blair Road, south of Ropes Avenue. The Project is on assessor parcel numbers 060-170-105, -106, 060-160-044 and -059. The site lies within Section 36, Township 17 South, Range 26 East, Mount Diablo Base and Meridian of the Woodlake USGS 7.5 minute quadrangle.

**Project Description:** A full project description and relevant maps are included in the EIR. To summarize, The Project Applicant intends to expand an existing industrial area by developing a 113-acre industrial center that will house various industrial uses allowable by the zone district, including cannabis cultivation, manufacturing, distribution, testing and retail, which is allowable with a Conditional Use Permit. Project components include:

- Constructing and operating an industrial park with seventeen buildings ranging in size of 75,000 sf to 87,000 sf for a total of up to 1,500,000 sf of industrial space.
- Constructing internal access roads, 700 parking spaces and associated landscaping.
- Connecting the Project to the existing City water, wastewater, and storm drain systems. Any grow operations will utilize the existing well connection for water.
- Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.
- Constructing three new ponding basins of 7.93 Ac ft, 8.42 Ac ft, and 16.42 Ac ft.

Construction will begin in 2023 and will continue to buildout as the market demands.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your comments on the EIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from May 10, 2023 to June 26, 2023. Copies of the EIR can be reviewed at the City of Woodlake, 350 N. Valencia Avenue, Woodlake, CA 93286.

Please send your comments to Rebecca Griswold, Community Services Director at the address shown above. Please provide the name and return mailing address for a contact person in your agency (if applicable).